



City of Carmel

Carmel Board of Zoning Appeals Hearing Officer Monday, March 27, 2005

Time: 5:15 p.m.
Place: Carmel City Hall
Caucus Room (Second Floor)
One Civic Square
Carmel, IN 46032

Hearing Officer: Mr. Leo Dierckman

AGENDA:

- A. Call to Order (5:15p.m.)
- B. Pledge of Allegiance
- C. Reports, Announcements, Legal Counsel Report and Staff Concerns
- D. **Public Hearing:**
 - 1d. **Eden Estates, Sec 2, lot 59 pt - Russell Property**
The applicant seeks the following development standards variance:
Docket No. 06010012 V ZO Chapter 7.04.03.B side yard setback
The site is located at 3508 E Carmel Drive and is zoned R-1/Residence.
Filed by C. Joseph & Elizabeth G. Russell.
 - 2d. **Evan Lurie Building - Parcel 21**
The applicant seeks approval for the following development standards variance:
Docket No. 06030012 V ZO Chapters 12.04.01 & 23D.03.B.2.b building height
The site is located at 30 W Main Street and is zoned B-1/Business within the Old Town Overlay.
Filed by Kevin Sellers of CSO Schenkel Shultz for the Carmel Redevelopment Commission.
 - 3d. **Fidelity Keystone Office Park - Strategic Health Plans**
The applicant seeks approval for the following development standards variance:
Docket No. 06020023 V ZO Chapter 25.07.02-10.b sign type
The site is located at 650 E Carmel Dr. and is zoned B-8/Business.
Filed by Tim Ochs of Ice Miller.
 - 4-5d. **~~TABLED Townes at Weston Pointe - temporary sign~~**
~~The applicant seeks approval for the following development standards variances:~~
~~**Docket No. 06010030 V ZO Chapter 25.01.01-04(L) off premise sign**~~
~~**Docket No. 06010031 V ZO Chapter 25.07.03-01 illuminated temporary sign**~~
~~The site is located at 11055 N Michigan Rd. and is zoned B-2/Business within the US 421 Overlay. Filed by Emily James of Portrait Homes.~~
 - 6d. **The Great Frame Up (Warren & Phelps, lot 21pt & 22pt)**
The applicant seeks approval for the following development standards variance:
Docket No. 06030002 V ZO Chapter 12.04.05.2 rear yard setback
The site is located at 21 First Street SW and is zoned B-1/Business.
Filed by Mark Fraley.

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7d. Covenant Commercial Buildings

The applicant seeks approval for the following development standards variance:

Docket No. 06020024 V ZO Chapter 25.07.01-04.i signs in road right of way

The site is located at 611 & 621 N Range Line Rd. and is zoned B-5/Business within the Old Town Overlay – Character Sub area.

Filed by Larry Kemper of Nelson & Frankenberger for Yvonne & Ben Li.

- E.** Old Business
- F.** New Business
- G.** Adjourn

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